

136.0

0002

0012.A

Map

Block

Lot

1 of 1

Residential

CARD

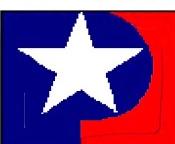
ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,095,700 / 1,095,700

USE VALUE: 1,095,700 / 1,095,700

ASSESSED: 1,095,700 / 1,095,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		BRANTWOOD RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SLOAN REINE	
Owner 2: SWANCIGER JOHN	
Owner 3:	

Street 1: 90 BRANTWOOD RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1: KRAMER G RICHARD & WINIFRED M -
Owner 2: TR/OF BRANTWOOD NOMINEE REALTY -
Street 1: 90 BRANTWOOD RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .18 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1914, having primarily Wood Shingle Exterior and 2530 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Electri
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Infl % Infl % Appraised Alt Spec J Fact Use Value Notes

101 One Family 7850 Sq. Ft. Site 0 90. 0.84 10	589,949	589,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7850.000	500,800	5,000	589,900	1,095,700		87248
							GIS Ref
							GIS Ref
							Insp Date
							08/29/17

PREVIOUS ASSESSMENT								Parcel ID	136.0-0002-0012.A		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	500,800	5000	7,850.	589,900	1,095,700		Year end	12/23/2021	
2021	101	FV	485,200	5000	7,850.	589,900	1,080,100		Year End Roll	12/10/2020	
2020	101	FV	438,600	5000	7,850.	590,000	1,033,600	1,033,600	Year End Roll	12/18/2019	
2019	101	FV	345,800	5000	7,850.	622,700	973,500	973,500	Year End Roll	1/3/2019	
2018	101	FV	345,800	4300	7,850.	458,900	809,000	809,000	Year End Roll	12/20/2017	
2017	101	FV	345,800	4300	7,850.	439,200	789,300	789,300	Year End Roll	1/3/2017	
2016	101	FV	345,800	4300	7,850.	406,400	756,500	756,500	Year End	1/4/2016	
2015	101	FV	337,300	4300	7,850.	340,900	682,500	682,500	Year End Roll	12/11/2014	

SALES INFORMATION				TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
KRAMER G RICHAR	72743-517	1	6/11/2019		1,230,000	No	No				
KRAMER G RICHAR	61225-547		2/19/2013	Convenience		1	No	No			
	14136-477		11/1/1980		43,225	No	No	A			

BUILDING PERMITS												ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
8/29/2017		MEAS&NOTICE									HS	Hanne S			
11/11/2008		Meas/Inspect									355	PATRIOT			
11/9/2000		Hearing Chag									189	PATRIOT			
11/4/1999		Meas/Inspect									266	PATRIOT			
12/1/1981											MS				

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH																																																																																													
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	HATCHWAY TO ATTIC.																																																																																																	
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:																																																																																												
Roof Struct: 3 - Gambrel	Roof Cover: 1 - Asphalt Shgl	Color: BLUEBERRY	View / Desir:	OTHER FEATURES	Kits: 1 Rating: Good	A Kits:	Rating:	Fpl: 2 Rating: Average	WSFlue:	Rating:	RESIDENTIAL GRID																																																																																														
GENERAL INFORMATION				CONDOS INFORMATION				1st Res Grid Desc: Line 1 # Units 1																																																																																																	
Grade: B- - Good (-)	Year Blt: 1914	Eff Yr Blt:	Alt LUC:	Location:	Total Units:	Level	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	Lvl 1	Lower	Totals RMS: 7 BRs: 3 Baths: 1 HB																																																																																												
Jurisdct:	Const Mod:	Lump Sum Adj:	% Own:	Floor:									REMODELING RES BREAKDOWN																																																																																												
INTERIOR INFORMATION				Name:									Exterior: No Unit RMS BRS FL																																																																																												
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: GD - Good	18. %	Functional:	%	Interior:	1 7 3	Additions:			Interior: 1 7 3																																																																																												
Prim Floors: 3 - Hardwood	Sec Floors:	Total: 18.6 %	Economic:			Special:	%	Kitchen:		Kitchen:																																																																																															
Bsmnt Flr: 12 - Concrete	Subfloor:		Override:					Baths:		Baths:																																																																																															
Bsmnt Gar:	Electric: 3 - Typical							Plumbing:		Plumbing:																																																																																															
Insulation: 2 - Typical	Int vs Ext: S							Electric:		Electric:																																																																																															
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W							Heating:		Heating:																																																																																															
# Heat Sys: 1	% Heated: 100	% AC:						General:		General:																																																																																															
Solar HW: NO	Central Vac: NO	% Com Wal	% Sprinkled	CALC SUMMARY COMPARABLE SALES																																																																																																					
MOBILE HOME				Make:	Model:	Serial #	Year:	Color:	Rate	Parcel ID	Typ	Date	Sale Price																																																																																												
SPEC FEATURES/YARD ITEMS				PARCEL ID 136.0-0002-0012.A																																																																																																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																								
3	Garage	D	Y	1	21X15	A	AV	1952	22.94	T	40	101			4,300		4,300																																																																																								
19	Patio	D	Y	1	10x20	A	AV	2000	4.13	T	15.2	101			700		700																																																																																								
More: N	Total Yard Items:	5,000	Total Special Features:						Total:						5,000																																																																																										
SUB AREA SUB AREA DETAIL <table border="1"> <thead> <tr> <th>Code</th><th>Description</th><th>Area - SQ</th><th>Rate - AV</th><th>Undepr Value</th><th>Sub Area</th><th>% Usbl</th><th>Descrip</th><th>% Type</th><th>Qu</th><th># Ten</th> </tr> </thead> <tbody> <tr> <td>FFL</td><td>First Floor</td><td>1,268</td><td>141.210</td><td>179,051</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>SFL</td><td>Second Floor</td><td>1,262</td><td>141.210</td><td>178,204</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>BMT</td><td>Basement</td><td>1,248</td><td>42.360</td><td>52,868</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>OPF</td><td>Open Porch</td><td>305</td><td>22.350</td><td>6,815</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>ENT</td><td>ENTRY</td><td>36</td><td>26.930</td><td>969</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td colspan="4">Net Sketched Area: 4,119</td><td>Total:</td><td>417,907</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>Size Ad</td><td>2530</td><td>Gross Area</td><td>4119</td><td>FinArea</td><td>2530</td><td></td><td></td><td></td><td></td><td></td> </tr> </tbody> </table>																		Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	FFL	First Floor	1,268	141.210	179,051							SFL	Second Floor	1,262	141.210	178,204							BMT	Basement	1,248	42.360	52,868							OPF	Open Porch	305	22.350	6,815							ENT	ENTRY	36	26.930	969							Net Sketched Area: 4,119				Total:	417,907						Size Ad	2530	Gross Area	4119	FinArea	2530					
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